

CARLOGGAS FARM BAND HOUSE LANE, STENALEESST AUSTELL

PL26 8TE

PRICE £395,000



COMING SOON A DETACHED FARMHOUSE SET WITHIN APPROXIMATELY 2 ACRES OF LAND NEEDING COMPREHENSIVE REFURBISHMENT PROVIDING AN EXCELLENT OPPORTUNITY TO CREATE THE HOME OF YOUR DREAMS LYING JUST A FEW MILES NORTH OF ST AUSTELL TOWN. SITUATED ALONG A SMALL UNMADE LANE AWAY FROM THE ROAD. IN ITS CURRENT STATE IT IS FAIR TO SAY A COMPLETE REDESIGN INTERNALLY WOULD BE MOST PEOPLES CHOICE, SO FOR THE ROOM SIZES STATED THIS WOULD PROBABLY NOT BE THE FINAL LAYOUT.

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The Property

Coming soon a detached farmhouse set within approximately 2 acres of land needing comprehensive refurbishment providing an excellent opportunity to create the home of your dreams lying just a few miles North of St Austell town. Situated along a small unmade lane away from the road. In its current state it is fair to say a complete redesign internally would be most peoples choice, so for the room sizes stated this would probably not be the final layout.

Room Descriptions

Comments

It would most likely be best described as a four bedroom home with two to three reception rooms once the layout is redesigned. To the rear is a double garage but in need of repair.

Possible sun Room

31' x 9' 6" (9.45m x 2.90m) With a lean to roof windows along the rear and side, door to the rear. Full glazed door leading into the kitchen.

Kitchen

12' x 14' 3" (3.66m x 4.34m) With window to the rear and side. Opening to the living room.

Living Room

12' 3" x 14' 2" (3.73m x 4.32m) Full glazed door into the potential sun room, stairs to the first floor, window to the front, opening through to the entrance hallway.

Entrance Hall

With half glazed U.p.v.c. door to the side, stairs to the first floor, U.p.v.c. door to the front lobby.

Bedroom/Reception Room

12' 10" x 8' 5" (3.91m x 2.57m) With window to the side.

Shower Room

9' 4" x 4' 4" (2.84m x 1.32m) To be fitted, window to the side.

Bedroom/reception Room

12' 10" x 7' 4" (3.91m x 2.24m) U.p.v.c. window to the front and side,

Landing

13' 3" x 6' 11" (4.04m x 2.11m) With two U.p.v.c. windows to the front.

Bedroom

9' 11" x 8' 9" (3.02m x 2.67m) Two windows to the front.

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4' 1" x 7' (1.24m x 2.13m) Window to the side.

Living Area

20' 10" x 7' 5" (6.35m x 2.26m) This room would be reconfigured in my opinion.

Landing

Accessed via a second staircase

Bedroom

10' 5" x 11' 6" (3.18m x 3.51m) Plus a deep recess.

Bedroom

12' 4" x 12' 3" (3.76m x 3.73m) With window to the front. small lobby with provision for an en suite bathroom.

En Suite

7' 10" x 9' 5" (2.39m x 2.87m) To be fitted.